

NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
TOWN OF ERIE

Notice is hereby given that on Wednesday, December 16, 2015, at 6:30 PM, or as soon as possible thereafter, in the Town Hall, 645 Holbrook, Erie, Colorado, or at such place and time as the hearing may be adjourned to, a PUBLIC HEARING will be held upon the application made by Karen K. Kramer and Pratt Properties, LP, and BC Land, LLC, for the purpose of considering a Preliminary Plat pursuant to the Codes of the Town of Erie and applicable State Statutes.

The affected property is located at: the NW Corner of WCR 3 and Colorado Highway 7

The legal description of the property is:

A PART OF THE S $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SE $\frac{1}{4}$ OF SECTION 31;

THENCE N00°15'14"E ALONG THE EAST LINE OF SAID SE $\frac{1}{4}$, A DISTANCE OF 75.31 FEET;

THENCE N89°44'46"W, A DISTANCE OF 109.21 FEET TO THE WESTERLY RIGHT OF WAY OF COUNTY ROAD NO. 3 AS RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER IN BOOK 1631 AT RECEPTION NO. 2572958, SAID POINT ALSO BEING THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY NO. 7 AS DESCRIBED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER IN BOOK 1224 AT RECEPTION NO. 2170911 AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY OF STATE HIGHWAY NO. 7, ALONG A LINE 75.00 FEET NORTHERLY DISTANT AND PARALLEL, WHEN MEASURED AT RIGHT ANGLES, WITH THE SOUTH LINE OF SAID SE $\frac{1}{4}$ THE FOLLOWING 2 COURSES:

- 1) THENCE N89°31'53"W, A DISTANCE OF 1,896.40 FEET;
- 2) THENCE N89°32'45"W, A DISTANCE OF 13.43 FEET TO THE EASTERLY LINE OF THAT PARCEL OF LAND AS RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER IN BOOK 1274 AT RECEPTION No. 2225423;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING 2 COURSES:

- 1) THENCE N16°31'20"W, A DISTANCE OF 1,176.48 FEET;
- 2) THENCE N12°14'16"W, A DISTANCE OF 123.38 FEET TO THE NORTH LINE OF SAID S $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF SECTION 31;

THENCE S89°35'08"E ALONG SAID NORTH LINE, A DISTANCE OF 2,330.26 FEET TO SAID WESTERLY RIGHT OF WAY OF COUNTY ROAD NO. 3 AS DESCRIBED IN BOOK 1631 AT RECEPTION NO. 2572958;

THENCE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING 2 COURSES:

- 1) THENCE S04°46'24"W, A DISTANCE OF 564.23 FEET;
- 2) THENCE S01°04'07"W, A DISTANCE OF 683.43 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 60.476 ACRES, MORE OR LESS.

The application is on file with the Town of Erie.

Interested and affected parties are encouraged to attend. The Planning Commission will be taking comments prior to making a determination or taking any action on this matter.

/s/ Hallie S. Sawyer
Planning Secretary

FOR QUESTIONS OR COMMENTS, CONTACT
TOWN OF ERIE
COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 750
ERIE, COLORADO 80516
PHONE: (303) 926-2770
FAX: (303) 926-2706

Please publish in the Daily Times Call on Wednesday, November 25, 2015
Please send the affidavit of publication and billing to:

Town Clerk
Town of Erie
PO Box 750
Erie, CO 80516